Office of the City Clerk

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Legislation Details (With Text)

File #:	SO2016-5597		
Type:	Ordinance	**Status:**	Passed
File created:	7/20/2016	**In control:**	City Council
		Final action:	9/14/2016
Title:	Zoning Reclassification Map No. 9-H at 3462 N Lincoln Ave - App No. 18920T1		
Sponsors:	Misc. Transmittal		
Indexes:	Map No. 9-H		
Attachments:	1. O2016-5597.pdf, 2. SO2016-5597.pdf		

Date	Ver.	Action By	Action	Result
9/14/2016	1	City Council	Passed as Substitute	Pass
9/12/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
9/12/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/20/2016	1	City Council	Referred	

SUBSTITUTE

PROJECT NARRATIVE AND PLANS 3462 North Lincoln Avenue

The Applicant requests a zoning change for the property located at 3462 North Lincoln Avenue from the B3-2 Community Shopping District to the B3-3 Community Shopping District in order to construct a 4-story, 50 foot tall transit-oriented, mixed-use development. The proposed building will have eighteen (18) dwelling units and approximately 2,812 square feet of retail/commercial space and eight (8) parking spaces located on the ground floor. The proposed building is located on a pedestrian street and is approximately 600 feet from the Chicago Transit Authority Paulina Brown Line train station.

Lot Area	6,453 square feet
Floor Area Ratio	3.84
Building Area	24,780 square feet
Density (Lot Area per Dwelling Unit)	358.5 square feet per unit
Number of Dwelling Units	18
Off-Street Parking	8 parking spaces/0.44 : 1 unit
Bicycle Parking	18 spaces
Setbacks:	
Front:	0
Side (cumulative)	0
Side (Minimum One Side)	0
Rear	4.0 feet (Applicant to seek variance)

Building Height	50 feet (to underside of top floor, not including parapet, pergola and stair/elevator penthouse)

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